

140.A

0003

0026.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
468,000 / 468,000  
468,000 / 468,000  
468,000 / 468,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:	26
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Owner 1: KUM ROBERT

Owner 2: KUM MICHELLE WOLPERT

Owner 3:

Street 1: 26 NEWPORT ST UNIT 26

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MESLI-LACH SANDRA C -

Owner 2: -

Street 1: 26 NEWPORT ST UNIT 26

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1103 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7843												G8	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	465,000	3,000		468,000		280279
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18

PREVIOUS ASSESSMENT		Parcel ID		140.A-0003-0026.0		PRINT						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2020	102	FV	458,200	3000	.	.	461,200	461,200	Year End Roll	12/18/2019		
2019	102	FV	467,200	3000	.	.	470,200	470,200	Year End Roll	1/3/2019		
2018	102	FV	413,400	3000	.	.	416,400	416,400	Year End Roll	12/20/2017		
2017	102	FV	377,000	3000	.	.	380,000	380,000	Year End Roll	1/3/2017		
2016	102	FV	377,000	3000	.	.	380,000	380,000	Year End	1/4/2016		
2015	102	FV	348,500	3000	.	.	351,500	351,500	Year End Roll	12/11/2014		
2014	102	FV	332,700	3000	.	.	335,700	335,700	Year End Roll	12/16/2013		
2013	102	FV	332,700	3000	.	.	335,700	335,700		12/13/2012		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.		BUILDING PERMITS		ACTIVITY INFORMATION					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
MESLI-LACH SAND	55588-532		10/14/2010		339,000	No	No			9/17/2018	Measured	DGM	D Mann
MESLI-LACH SAND	47602-560		6/6/2006			1	No	No		5/22/2013	Info Fm Prmt	EMK	Ellen K
										5/2/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G8	Fact: .			Floor: M - Multi-Level				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:	53.849998474												
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	No Unit	RMS	BRs	FL								
Prim Int Wall: 2 - Plaster				Functional:	%	1	6	2									
Sec Int Wall:		%		Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:		%		Total:	10.8 %												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	295.00	Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ:	390.286												
Int vs Ext: S				Other Features: 66000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 521309													
% Com Wall		% Sprinkled:		Depreciation: 56301													
				Depreciated Total: 465008													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val									
Make: [ ] Model: [ ]																	
Serial #: [ ] Year: [ ] Color: [ ]																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 140.A-0003-0026.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1925	29.62	T	40	102			3,000		3,000
More: N	Total Yard Items:	3,000		Total Special Features:					Total:	3,000							
<b>SKETCH</b>																	
UnSketched SubAreas: GLA: 1103,																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
AssessPro Patriot Properties, Inc																	
																	